

CHAPTER 2
ZONE CLASSIFICATIONS

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3-2-1: ESTABLISHMENT OF ZONES: For the purpose of this Title, the following zones are hereby established:

ZONE TITLE	ABBREVIATED TITLE	__CHAPTER
High Density Residential	R-5	3
Medium Density Residential	R-7	4
Low Density Residential	R-10	5
Rural Residence and Farming	RR	6
General Commercial	C-1	7
Limited Commercial	C-2	8
Restricted Commercial	C-3	9
General Light Industrial	L-1	10
Medium Manufacturing	M-2	11
Flood Plain	FP	12
SPECIFIC PLAN	SP	13

3-2-2: LOCATION OF ZONES: The areas and boundaries are hereby established as shown on the Official Carlin Zoning Map which is adopted by reference.

3-2-3: ZONING MAP:

1. Identification: The official Carlin Zoning Map shall be entitled "Carlin Zoning Map", and identified by the signature of the Mayor, attested by the City Clerk, bear the notations that it was adopted on the date this Carlin Zoning Ordinance was passed, and bear the Seal of the City. Regardless of the existence of purported copies of the official Carlin Zoning Map which may, from time to time, be made or published, the official Carlin Zoning Map, which shall be located in the office of the City Clerk, shall be the final authority as to the current zoning status of land areas, buildings and other structures in the City.

2. Changes: If, in accordance with the provisions of this Chapter, changes are made in district boundaries or in other matters portrayed on the Carlin Zoning Map, such changes shall be made on said Map promptly after the amendment has been approved by the Board of Councilmen, together with an entry signed by the City Clerk certifying to the accuracy and date. No amendment to this Chapter which involves matter portrayed on the Carlin Zoning Map shall become effective until after such change and entry have been made on said Map. No changes of any nature shall be made in the Carlin Zoning Map or matter shown thereon except in conformity with the provisions of this Chapter. Any unauthorized change of whatever kind of any person or persons shall be considered a violation of this Chapter and punishable as hereinafter provided.

3. Replacement: In the event the Carlin Zoning Map becomes damaged, destroyed, lost or difficult to interpret due to the nature or number of changes and additions, the Board of Councilmen may, by resolution, adopt a new Carlin Zoning Map which shall supersede the former map. The new Carlin Zoning Map may correct drafting or other errors or omissions in the former map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Carlin Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bear the Seal of the City under the words: "This is to certify that this Carlin Zoning Map adopted the (date) supersedes and replaces the Carlin Zoning Map adopted (date of adoption of map being replaced) as part of the Zoning Ordinance of the City of Carlin, Nevada".

3-2-4: ZONE BOUNDARIES:

1. Interpretation: Where, due to scale, lack of detail or illegibility of the Carlin Zoning Map, there is an uncertainty, contradiction, or conflict as to the intended location of any district boundary shown thereon, the exact location of such boundary shall be determined by the Board of Councilmen who in reaching its determination, shall apply the following standards:
 - A. Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, and center lines of streets, alleys, rights

of way, unless otherwise fixed by dimensions shown on the Carlin Zoning Map.

- B. In subdivided property, or where a zoning district boundary divides a lot, the exact location of such boundary shall be indicated by dimensions shown on the Carlin Zoning Map.
- C. If, after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Councilmen shall determine and fix the location of such boundary in accordance with the purpose and intent of this Chapter.

3-2-5: ZONING OF ANNEXED AREAS: An area annexed to the City shall, upon annexation, assume the zoning classification in compliance with the City of Carlin Master Plan, as determined by the Board of Councilmen.